



Application form: Community Planning program and Local Technical Assistance program

DEADLINE: Noon on Wednesday, June 26, 2013

This application form is online at www.rtachicago.com/applications. You may submit the form by email to applications@rtachicago.com.

Upon receipt of application, you will receive an e-mail verifying that your application has been received.

1. Name of Applicant:

City of Waukegan

2. Main Contact for Application (please include name, phone number and email):

Michael Purtell 100 N. Martin Luther King Jr. Avenue Waukegan, Il 60085 michael.purtell@ci.waukegan.il.us (847)856-6415

2	Tymo of	Applicant	please check	any that	analyst
5.	i vbe oi	ADDIICANL	iblease check	anv that	abbivi:

X Local government:	City of Waukegan		
Multijurisdictional group*		Please list the members of the group (including government and nongovernmental organizations):	
Nongovernmental organization* ———		➤ Name of local government partner(s):	

^{*}Applications submitted by multijurisdictional groups and nongovernmental organizations must include a letter indicating support from each relevant local government. See the FAQs for more information. Nongovernmental applicants are strongly encouraged to contact CMAP or the RTA prior to submitting their application to discuss their project and the demonstration of local support.

4. Project Type (please check any that apply):

Please check all statements below that describe characteristics of your project. (This will help us determine whether your project is best handled by CMAP or RTA.)

X N	My project involves preparation of a plan.
X N	My project helps to implement a past plan.
X N	My project links land use, transportation, and housing.
X N	My project has direct relevance to public transit and supports the use of the existing transit
	system.
M	ly project is not directly related to transportation or land use, but implements GO TO 2040 in
	other ways.

5. Project Location:

Please provide a brief description of the location of your project. You may include a map if that helps to describe location, but this is not required. If your project helps to implement a past plan, please include a link to that plan.

City of Waukegan downtown and lakefront

6. Project Description:

Please tell us what you would like to do in your community, and what assistance is needed. If you have more than one idea, please submit a separate application for each project. Please be specific, but also brief (less than two pages per project idea)—we simply want to have a basic understanding of what you want to do. CMAP and RTA staff will follow-up with you if we need any additional information to fully understand your proposed project.

We would like to study the connectivity issues between the downtown and lakefront of Waukegan. Attached is a more in depth description.

Maximizing the Downtown and Lakefront for the 21st Century

The Waukegan lakefront and its historic downtown present one of the few remaining areas of scale in the Chicago metropolitan region for redevelopment on Lake Michigan. There are over 1,000 acres on the waterfront, currently planned for over 2,500 residential units and other uses, with an existing marina for over 800 boats, and contiguous with the six miles of the world-renowned Illinois Beach State Park, an environmental treasure.

The lakefront's historic legacy is that of a working industrial district. Its land uses, infrastructure and economic base are all programmed to support industrial activity despite the 2003 Master Plan with its adoption of a new vision for the lakefront and downtown. Over the past three decades the industrial trend within the region and more specifically along the lakefront has been a negative one. Most businesses have left and the buildings torn down – often leaving environmental issues behind. Excess industrial capacity, and greatly reduced job numbers and tax base now characterize what was once a major economic contributor in Lake County.

The lakeshore is currently a mix of abandoned and down-sized industrial properties, brownfields, and disconnected deteriorating infrastructure. As a result, the waterfront, a rare community and regional resource, is clouded in uncertainty and disjointed from the downtown.

The 2003 Master Plan proposed a grand vision of connectivity between the downtown and lakefront incorporating an intermodal center, decked parking, and public open space.



Ten years since the passage of the Master Plan the City has made great strides in environmental remediation, demolition of buildings, and positioning properties for development, but the disconnection

between the downtown and lakefront has not been resolved and the Master Plan's grand vision of connectivity comes with a grand price tag that may not be viable.

Forming a connection between the two areas is critical to unlocking the development and economic potential of Waukegan's downtown and lakefront.

We are requesting guidance from CMAP on a conceptual redevelopment plan for this site which accommodates, either on site, or nearby, a train station, a bus station, the Port Authority's needs for parking, storage and ancillary uses, as well as the City's desire to respect the objectives of the Master Plan, including open space, attractive connections between the downtown, the Metra station and the marina.

The following are some topics that we feel are important to the effort:

- 1. What development assumptions presented in the 2004 SOM Downtown-Lakefront Master Plan are still relevant in today's market?
- 2. Given trends and the existing lakefront conditions, is there an obvious phasing of development that should be considered?
- 3. What immediate actions can be taken to improve connectivity between the Metra station and the marina, and connectivity between the Metra Station and downtown?
- 4. How could the City and the Port Authority benefit from Federal funding for transportation infrastructure and TOD efforts?
- 5. What are the viable opportunities to better connect the subject site with the Waukegan Beach?
- 6. How does the existing infrastructure serve or detract from future redevelopment efforts?
- 7. What infrastructure improvements would be most impactful in attracting the desired real estate investment?
- 8. Could the proposed connection be phased or downsized and still complete the goal?